

## CITY OF CHELSEA, MA Department of Housing and Community Development Community Preservation Committee

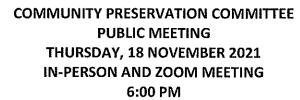
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José Iraheta Chair Caroline Ellenbird Vice Chair Yahya Noor Clerk Jonathan Gomez-Pereira

Member
Judith Dyer
Conservation Commission
Juan Vega
Chelsea Housing Authority

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Chelsea Housing Authority
Mimi Rancatore
Planning Board
Alex Balcarcel
Historical Commission
Bea Cravatta
Recreation & Cultural Affairs

Desirae Valentin Staff



## **APPROVED 15 DECEMBER 2021**

## **MEETING MINUTES**

I. Call to order – 6:10

Committee Members Present: Caroline Ellenbird, Alex Balcarcel, Judith Dyer, Juan Vega, José Iraheta, Mimi Rancatore, Yahya Noor, Jonathan Gomez-Pereira Committee Members Absent: Bea Cravatta
Others in Attendance: Desirae Valentin, Oriana Reilly, Herb Selesnik, Maria Iraola, Amparo Rivera, Gerrit DeYoung

- II. Introductions- new staff member
  Oriana Reilly, new CPC support person, recent graduate of UMass Amherst Masters in
  Regional Planning program
- III. Public Comments
  - No comments
- IV. Applications
  - a) Temple Emmanuel: Presentation of Review Forms & Final Deliberation
    - Once Highest Scores were in Community Support, lowest in Leveraging Funding
    - Would be allocated out of the CPC's reserves
    - Judie: Happy that Temple Emmanuel is hosting community groups as it wasn't open to the community in the past
    - Mimi: concerned about the low estimate of the cost
    - José: this project is in line with previous projects we've funded, we have the reserve funds
    - Applicant Herb answered the question of why the Temple is open to community groups now, he said before they didn't have a dedicated person to do it, but now he volunteered and has been able to create those events and partnerships



Motion (by Juan) to vote to approve Temple Emmanuel's application. Mimi 2<sup>nd</sup>. Amendment (unanimous) to add a \$6,400 contingency to the grant bringing the total to \$25,000.

Ayes: 8 Nays: 0

Abstentions: 0

- b) Mace Basketball Court: Presentation of Review Forms & Final Deliberation
  - o Juan interpreted for a zoom discussion with applicant Maria
  - Scored high in community support and CPC and planning goals & vulnerable population support, low in leveraging funding
  - CPA Reserves are now at \$975,000 after previous allocation
  - o Desirae suggests adding a 20% contingency to this as well
  - Mimi spoke in favor of funding the whole project, major reason is because it takes momentum and half of it would decrease momentum and community involvement
  - Yahya: disappointed that the Chelsea Housing Authority did not maintain this court itself, nor show up to present to the CPC
  - José: happy to see that the Tenant Association did the application themselves
  - If fully funded \$275,000 plus a 20% contingency the total would be \$325,000
  - o The range of the application was \$190,000 and \$275,000 on the high end
  - Juan: CPC should not be funding the security camera portion, that's the Housing Authority's responsibility

Motion (by Mimi) to fund \$210,000 w/ 20% contingency so a total of \$252,000. Yahya  $2^{\rm nd}$ 

Ayes: 7 Nays: 0

Abstentions: 1

- c) AHTFB: Presentation of Review Forms & Final Deliberation
  - Desirae: This comes out of the \$400,000 already allocated for affordable housing
  - o Mimi: in favor of full funding
  - Desirae: Each housing development project done by AHTFB would give a report to CPC and quarterly reports in general

Motion (by Mimi)

Ayes: 6 Nays: 0

Abstentions: 2

- V. Next Meeting Topics January?
  - a. Agenda Item pushed to December 15 meeting
- VI. Updates/Next Steps
  - a. Plan to have educated conversation about these items on January Bylaw Review, elections, and July training
- VII. Adjourn 7:10. Juan motion, Caroline 2<sup>nd</sup>.